



Homes of Distinction



WORPLESDON

Prey Heath Common, Worplesdon, Woking, Surrey, GU22

An idyllic detached 4 bedroomed residence, positioned within a serene plot of approximately one acre, in the heart of Prey Heath Common.

Situated on a mature plot approaching one acre, 'Nuthatch' presents an idyllic detached four-bedroom bungalow nestled within the heart of Prey Heath Common. Offering the rare opportunity of country living within easy reach of urban conveniences. Its prime location ensures a harmonious blend of tranquillity and accessibility, with Worplesdon Station just a short stroll away, providing swift and regular access to London in just 33 minutes.

Boasting versatile living spaces, the accommodation comprises a welcoming living room adorned with an open fireplace, a generously proportioned dining room, and a well-appointed kitchen/breakfast room. Four bedrooms, including a principal bedroom with an en-suite bathroom and dressing room, along with a study/optional fifth bedroom, offer flexibility to suit various lifestyle needs.

Outside, the property is enveloped by impressive gardens, predominantly laid to lawn and flanked by mature trees, creating a serene and secluded ambiance. A driveway leads to a courtyard and an oak-framed double-width car barn, completing this inviting retreat. Internal viewings come highly recommended through the vendor's sole agents, offering a chance to experience the charm and potential of this delightful home firsthand.

Council Tax Band G

EPC Rating D

Tenure: Freehold



To arrange a viewing or a valuation on your home please contact the directors Les or Kerri Morales

69-71 Commercial Way, Woking, Surrey, GU21 6HN

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LOCATION

Nestled in a picturesque country setting, Worplesdon offers an exceptional commute to London while maintaining easy access to the vibrant towns of Guildford and Woking. With its mainline station, charming bakery, cosy hotel, welcoming public house, and historic church, Worplesdon provides a quintessential English village atmosphere. Situated between Guildford and Woking, both towns offer an array of amenities including excellent shopping, recreational facilities, and top-tier educational institutions, with fast commuter rail services to London Waterloo, boasting journey times of approximately 35 minutes and 25 minutes respectively. The A3 motorway conveniently connects with the M25 at Junction 10 (Wisley), providing seamless access to Heathrow and Gatwick Airports. Worplesdon's enviable location also boasts a wide selection of esteemed schools such as Guildford High School, Rydes Hill Preparatory, and Charterhouse, among others. Recreational pursuits abound, with opportunities for golfing at local clubs, flying at Fair Oaks aerodrome, and various activities at the Guildford Spectrum Leisure Centre and Woking town centre. Nature enthusiasts can explore the surrounding countryside, including the scenic North Downs and Surrey Hills, perfect for leisurely walks and cycling adventures. Equestrian enthusiasts will find delight in Bridley Equestrian Centre, set on a sprawling 300-acre estate, offering superb hacking opportunities and a host of facilities for riders of all levels.





ACCOMMODATION & SPECIFICATION

- ❖ Mature Plot Approaching One Acre
- ❖ Semi Rural Sought After Location
- ❖ Four Bedrooms Plus Study/Optional Fifth Bedroom
- ❖ Two Spacious Reception Rooms
- ❖ Well Equipped Kitchen With Breakfast Area
- ❖ Luxurious En-suite Bathroom & Dressing room To Principal Bedroom
- ❖ Charming Courtyard Space
- ❖ Oak Framed Double Width Carport/Barn



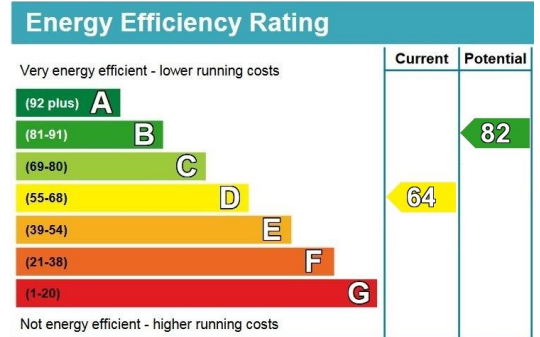
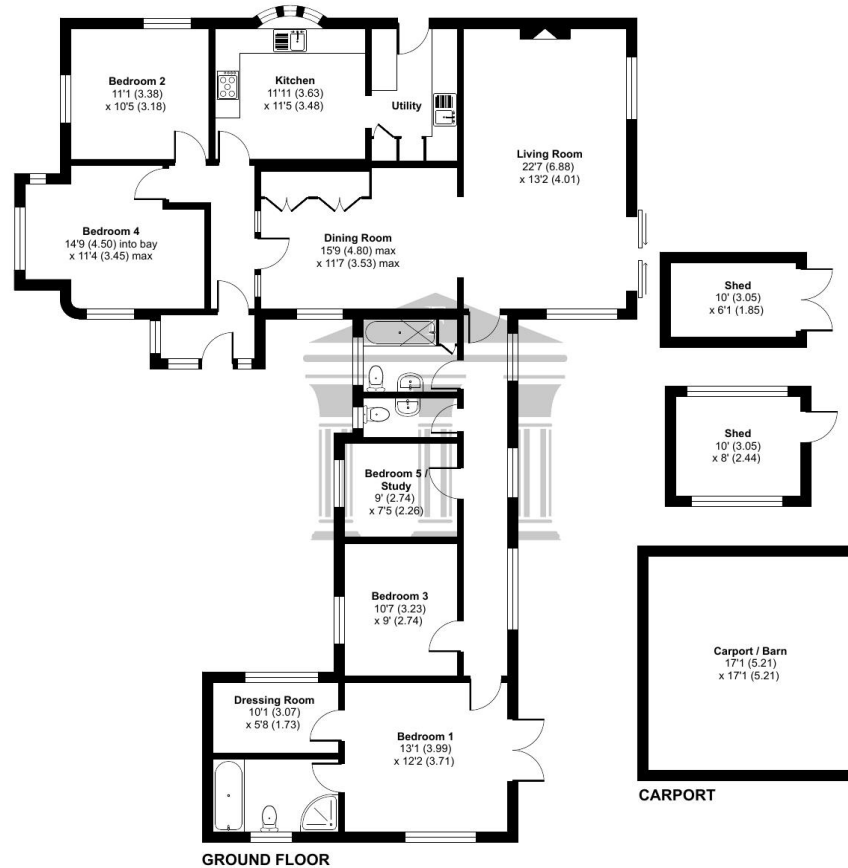
Nuthatch, Prey Heath, Worplesdon, Woking, GU22

Approximate Area = 1715 sq ft / 159.3 sq m (excludes carport)

Outbuildings = 140 sq ft / 13 sq m

Total = 1855 sq ft / 172.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2024. Produced for Foundations Independent Estate Agents. REF: 1109898



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www.foundationsofwoking.com

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